

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lintburn Street, Galashiels,
TD1

226638433





PROPERTY DESCRIPTION

Our latest listing is in Lintburn Street, Galashiels, TD1

Rent currently agreed with tenant of **£475** per calendar month which calculates to a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Lintburn Street,
Galashiels, TD1

226638433

Property Key Features

1 bedroom

1 bathroom

Well-equipped kitchen

Spacious lounge

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £475

Market Rent: £600

Exterior



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£70,000

10% Deposit (£5,000 Minimum) **£7,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£13,000**

Purchase Balance **£63,000**

ADS @ 8% **£5,600**

LBTT Charge **£0**

Est. Legal Fees **~£2,000**

Balance Paid On Settlement **£70,600**

Your total all in costs would be ~£70,600 after taxes and fees based on a purchase price of £70,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £115,000.



1 bedroom flat for sale

56 Kingsknowes Village, Galashiels

NO LONGER ADVERTISED **SOLD STC**

Marketed from 9 Dec 2025 to 10 Jul 2026 (213 days) by James Agent, Melrose

Immaculate Retirement Apartment | Over 50's Retirement Village | One Bedroom | Private Balcony | ...

+ Add to report

£115,000



1 bedroom flat for sale

112/2 High Street, Galashiels, TD1 1SQ

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 6 Aug 2024 to 22 Apr 2025 (259 days) by Cullen Kilshaw, Galashiels

Beautifully presented & spacious 1st floor apartment | Refurbished throughout in recent times | C...

+ Add to report

£83,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our lettings team.



1 bedroom apartment

Magdala Terrace, Galashiels, Selkirkshire

NO LONGER ADVERTISED

Marketed from 13 Feb 2026 to 10 Apr 2026 (56 days) by Rettie, Edinburgh

One bedroom unfurnished apartment, located close to the town centre, perfect for shopping and tra...

+ Add to report

£700 pcm



1 bedroom flat share

Bank Court, Galashiels, TD1

NO LONGER ADVERTISED

Marketed from 27 May 2026 to 14 Jun 2026 (18 days) by OpenRent, London

No Agent Fees | Room Only (Shared Flat) | Students Can Enquire | Bills Included | Property Refere...

+ Add to report

£675 pcm



Lintburn Street, Galashiels, TD1

PROPERTY ID: 226638433

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.